

# JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE  
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP  
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR  
ANTHONY CRUZ, DIRECTOR

December 27, 2013

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, December 31, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Director, HEDC  
File

**JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of December 17, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:
7. New Business:
8. Renewal of Contractual Services for Board Attorney for year 2014 - **Approved**
9. Renewal of Contractual Services for Stenographer for year 2014 - **Approved**
10. Case: P13-082 Minor Site Plan  
Applicant: Sirius XM Radio, Inc.  
Attorney: Greg Meese  
Review Planner: Jeff Wenger  
Address: 26 Journal Square  
Block: 1868.5 Lot: 2  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Installation of radio communication facility  
**Decision: Approved.**
11. Case: P13-083 Minor Site Plan  
Applicant: New Cingular Wireless PCS, LLC  
Attorney: Judith Fairweather  
Review Planner: Jeff Wenger  
Address: 591 Summit Avenue  
Block: 7902 Lot: 35  
Zone: Journal Square 2060 Redevelopment Plan  
Description: Installation of cell phone antennas  
**Decision: Approved.**
12. Case: P13-092 Minor Site Plan  
Applicant: Eight O'Clock LLC  
Attorney: James McCann  
Review Planner: Jeff Wenger  
Address: 149 Newark Ave  
Block: 11405 Lot: 8  
Zone: Newark Avenue Downtown Redevelopment Plan  
Description: Interior fit out for restaurant and new storefronts.  
**Decision: Approved.**
13. Case: P13-067 Minor site plan  
Applicant: Gerald J. Novak  
Attorney: Tom Leane  
Review Planner: Kristin Russell  
Address: 91 Sip Ave.  
Block: 10703 Lot: 5, 6, 9  
Zone: Journal Square 2060 Redevelopment Plan  
Description: parking lot reconfiguration  
**Decision: Approved with condition.**
14. Case: P13-028 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Tonley Enterprises  
Attorney: Charles Harrington  
Review Planner: Kristin Russell  
Address: 756-762 Communipaw Ave.  
Block: 18301 Lot: 44, 45, 46  
Zone: C/A – Commercial / Automotive  
Description: 1,475 sf Dunkin' Donuts restaurant with drive-thru  
Variances: lot coverage, signage, bldg. coverage, rear yard, side yard  
**Decision: Approved with conditions.**
15. Case: P13-020.1 Amended Preliminary & Final Major Site Plan with "c" variances  
Applicant: AHM Housing Associates IV, LLC  
Attorney: Jennifer Carillo-Perez  
Review Planner: Kristin Russell  
Address: 320 Duncan Avenue  
Block: 14601 Lot: 22, 23, 26, 36  
Zone: R-3 Multi-family  
Description: Originally approved May 21, 2013. Four new multi-family residential buildings with  
70 dwelling units. Modifications to building footprints, gross floor area, and setbacks.  
Variances: Rear yard, Front yard, Side yard  
**Decision: Approved**
16. Case: P13-084 Preliminary & final Site Plan  
Applicant: LHN Owner, LLC  
Attorney: James McCann, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 155 Marin Blvd (aka Block 24 of the redevelopment plan)  
Block: 15901 Lot: 17  
Zone: Liberty Harbor North Redevelopment Plan  
Description: 900 residential units and 12,760sq.ft. of retail and accessory garage parking, surrounding streets and waterfront walkway  
**Carried to January 7<sup>th</sup>, 2014 meeting.**

17. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14<sup>th</sup> flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City submitted by Liberty Harbor Holding LLC Approving Amended Preliminary & Final Site Plan for Interim Parking # P12-091.1 ( Hospital Lots - Block 15503, Lot 1; Block 15804, Lot 1, p/o 2, & 3; Block 15805, Lots 1,2,p/o3,p/o4; Block 1510,p/o Lot 1).
  2. Resolution of the Planning Board of the City of Jersey City Approving Amended Preliminary & Final Major Site Plan for Interim Parking Lots # P13-036 submitted by Park Ave. Landing, LLC ( Block 1504, p/o Lot 2,p/o 3,& 4-7; Block 15809, p/o Lot1)
  3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary & Final Major Site Plan # P13-037 submitted by Park Avenue Landing, LLC ( Block 15810, Lot 1.01,1.03; Block 15809, Lot 1).
  4. Resolution of the Planning Board of the City of Jersey City Approving Final subdivision # P13-035 submitted by Park Avenue Landing, LLC (Park Ave (between Dorset & River St. Dorset Ave ( between Park Ave. & Ave.G)
  5. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan # P13-053.1 submitted by 360 9<sup>th</sup> Street, LLC, 364 9<sup>th</sup> Street).
  6. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan & Interim Use # P13-089 submitted by M-C Plaza VI & VII, LLC ( 200 Greene Street).
  7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P13-056 submitted by 54 Bright St., LLC ( 54 Bright St.).
  8. Resolution of the Planning Board of the City of Jersey City Approving Amended Final Major Site Plan # P13-040.1 submitted by Jersey Ave. MM, LLC (532 to 536 Jersey Ave & 168 to 172 C.Columbus Dr.)
  9. Resolution of the Planning Board of the city of Jersey City Approving Administrative Amendment # P07-157 submitted by 110 First St. Urban renewal Assocs., LLC ( 110 First St.)
  10. Resolution of the Planning Board of the City of Jersey City Amendments to the LDO regarding signage.
  11. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the LDO regarding R-1 setbacks.
  12. Resolution of the Planning Board of the City of Jersey City Approving amendments to the LDO regarding checklists.
  13. Resolution of the Planning Board of City of Jersey City Approving Final Major Site Plan # 06-009 submitted by Capital Dev. Realty Group, LLC ( 5 Monitor St /302-306 Communipaw Ave)
  14. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # p07-085 submitted by 300 Whiton St. LLC ( 300 Whiton St.)
  15. Resolution of the Planning Board of the City of Jersey City Authorizing and Approving the appointment of legal counsel (David L. Ganz) for the year 2014.
  16. Resolution of the Planning Board of the City of Jersey City Awarding a contract for stenographic services to Precision Reporting for the Year 2014.
18. *Executive Session, as needed, to discuss litigation, personnel or other matters*
19. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD